

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP1125 – 1955 BOXWOOD ROAD

Applicant/Architect: DELINEA DESIGN CONSULTANTS LTD.

Owner: VI GRANITE & QUARTZ COUNTERTOPS LTD.

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

<i>Zoning</i>	I2 – Light Industrial
<i>Location</i>	The vacant subject property is located three properties north of the Dufferin Crescent / Boxwood Road traffic circle.
<i>Total Area</i>	3,551m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Light Industrial; Map 3 – Development Permit Area No. 4 – Nanaimo Parkway Design; and, Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

BACKGROUND

The subject property is within DPA 4, however, the guidelines relating to the Nanaimo Parkway Design Guidelines were addressed prior to the subdivision of the Green Rock Industrial Park.

PROPOSED DEVELOPMENT

The proposed development is a two-storey, 817m² industrial building with the following configuration:

- Warehouse – 529m²
- Showroom / Office – 170m²
- Caretaker's suite – 118m²

Site Context

The vacant subject property is located in the Green Rock Industrial Park just north of the Dufferin Crescent / Boxwood Road traffic circle. A vacant property is to the north, Gregg Distributors is located to the south and a two-storey contractor's office / warehouse building is to the east. The Nanaimo Parkway runs along to the west property line.

Site Design

The building is sited to the front of the property to provide street presence on Boxwood Road and also abuts the south property line bordering Gregg Distributors. An existing vegetated bioswale runs along the front of the lot. Parking is provided to the side and rear of the building,

with the required loading space provided directly behind the building. There are two pedestrian connections on the site; one leading from the rear of the building to the building entrance and another providing a connection from the street to the entrance.

Building Design

The proposed building is a two-storey rectilinear mass with a contemporary design in the front, which compliments other Green Rock developments. This portion of the building is articulated with a low sloped roof, and large expanses of glass and finish materials. A canopy element wraps around the north and east facades which emphasizes the showroom, provides weather protection along the pedestrian pathways and incorporates a deck for the second storey caretaker's suite.

The material palette includes painted concrete, corrugated metal cladding, fiber cement cladding and timber framing elements. The colour palette reflects the corporate identity, emphasizes elements and provides contrast and balance to the building.

Landscape Plan

The landscaped area at the front of the building includes restoration to the existing bioswale and a mixture of grasses, low perennials, shrubs and columnar Serbian Spruce trees. A small decorative concrete courtyard forms the focal point of the landscape design in the front of the building and will also function as an outdoor display area. A path leads from the sidewalk into the building via this courtyard.

Proposed Variances

There are no proposed variances.